

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, October 19, 2005
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

BRIEFING SESSION

Attendance:

Mayor Janice Auger

Council Members:

Chairman Russ Wall
Vice-Chairman Morris Pratt
Council Member Bud Catlin
Council Member Les Matsumura
Council Member Jerry Rechtenbach

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Virginia Loader, City Recorder
Robin Kishiyama, Council Coordinator
Mark McGrath, Community Development Director
Don Adams, Economic Development Director

Excused:

BRIEFING SESSION

Chairman Russ Wall conducted the Briefing Session, which convened at 6:00 p.m. The Council reviewed the Administrative Report for the Community Development Department, after which the agenda was discussed.

REGULAR MEETING

Attendance:

Mayor Janice Auger

Council Members:

Chairman Russ Wall
Vice-Chairman Morris Pratt

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney

Council Member Bud Catlin
Council Member Les Matsumura
Council Member Jerry Rechtenbach

Mark McGrath, Community Development Director
Donald Adams, Economic Development Director
Virginia Loader, City Recorder
Robin Kishiyama, Council Coordinator

Excused:

Citizens: Katie Larsen, Debra Youngman, Rochelle Gardina, Glen Cook, Lisa Tucker, Tina Wet, David Evans, Doug Hillam, John Kelaidis, Footie Kelaidis, Pat Oswald, Jan Oswald, Blaine Smith, Harlan Christmas, Les Seeley, James W. Smith, David r. Schwartz, Teresa Wilding, Lisa Schwartz, Jolene Dearden, Mike Perry, Jayson Harris, Jeff Barclay, Bip Daniels

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

18:32:02 Chairman Russ Wall called the meeting to order at 6:32 p.m. and welcomed those in attendance. He then reviewed the Citizen Comment Procedures for the audience.

1.1 Pledge of Allegiance – Opening Ceremonies – *Councilman Bud Catlin*

Council Member Bud Catlin directed the Pledge of Allegiance.

1.2 Reverence – *Councilman Bud Catlin* (Opening Ceremonies for November 2, 2005 to be arranged by Youth Council)

Council Member Morris Pratt offered the Reverence.

1.3 Citizen Comments

18:35:25 Chairman Russ Wall called for any citizen comments.

18:35:38 David Evans spoke in favor of re-striping 6200 South.

18:36:50 Doug Hillam spoke in favor of re-striping 6200 South.

18:38:26 Tina West, representing Calvin Smith Elementary and being a parent who lives in the area, said that she is opposed to re-striping 6200 South due to traffic and safety issues.

18:40:00 Lisa Tucker said that she is a resident living near Calvin Smith Elementary and Bennion Jr. High and spoke in opposition to widening or re-striping 6200 South due to traffic and safety issues. She said that the City or Council previously said that residents in that area would be notified when this issue would be brought up again and they were not notified.

18:42:20 Council Chairman Wall said that he is not aware of a list and he clarified that this project is not a decision of the City Council.

18:43:06 Council Member Bud Catlin said that he remembered that citizens were told that they would be notified when this issue would come before the Council.

18:43:49 Mayor Auger agreed to address the citizens once all the comments were given.

18:44:11 Roshelle Gardina spoke against widening or re-striping 6200 South due to traffic and safety issues.

18:46:44 Lisa Schwartz spoke in opposition to widening or re-striping 6200 South due to traffic and safety issues. She recommended that the issue be postponed and a decision made at a later date.

18:49:19 Jan Oswald deferred to a Public Hearing that will be held later.

18:50:07 James Smith spoke in opposition to the proposed widening and re-striping of 6200 South due to traffic and safety issues.

18:52:33 David Schwartz spoke in opposition to widening or re-striping 6200 South due to traffic and safety issues. He said there would be a problem on the street if there were no shoulder.

18:56:29 Ken Godfrey said that he was unable to attend the meeting on November 10th regarding the Meadowbrook Golf Course and spoke in opposition to the proposed plan for the golf course.

18:59:52 Debra Young spoke in opposition to widening and re-striping 6200 South due to traffic and safety issues.

19:02:15 Teresa Wilding spoke in opposition to widening and re-striping 6200 South due to traffic and safety issues. She asked questions of the Council.

19:04:06 Mayor Auger addressed citizen comments and said that the project will be done as a test with an evaluation period in order to address the unknowns of the project.

She said that there are more residences with driveways on the south side of the road than the north and that is why the west-bound traffic lane would be re-striped rather than the east bound. She said that Salt Lake County's opinion is that the re-striping should have been done when the road was first widened and UDOT's opinion is that both the east side and the west side of 6200

South should be re-stripped rather than just the west side. Mayor Auger reported that through various studies it has been determined that there are no time savings in eastbound traffic.

Mayor Auger explained that the ultimate decision lies with her; however, she said that she has involved many others in her decision such as cabinet level advisors, the contract engineer, the city engineer, residents and others. She said that, although she hears and understands the residents' concerns, she is still of the opinion that 6200 South should be re-stripped and then evaluated for a period of time.

19:10:28 Council Member Jerry Rechtenbach responded to citizen comments and explained that the east bound lanes on 6200 South would not change. He stated that the traffic volume is already on that road but re-striping would facilitate mobility. He said that a six month test period would allow time to gather data and see if traffic mobility is improved or not. He also explained that it is not feasible for the City to allow notification and a public comment period on every project the City pursues.

19:15:36 Further discussion was then held among Mayor Auger and the Council Members.

19:20:46 Council Member Bud Catlin said that he received a call from a member of the School Board expressing concerns regarding this issue. He said that, speaking for himself, he is opposed to re-striping 6200 South.

19:22:25 Rochelle Gardina spoke in regards to the eastbound daily traffic flow.

19:24:04 Lisa Tucker addressed the City Council and asked more questions of them.

1.4 Mayor's Report

19:29:19 Mayor Janice Auger reported on the following issues:

- Storm Drain Master Plan is available
- Code Enforcement – emphasis was made at the recent Mayor's Cabinet Meeting for the cabinet members to be more aware of code enforcement issues and report them to the City
- An update was given on a "Wolf Dog" that is prowling within the City
- Salt Lake County sponsored Meadowbrook Golf Course Redesign Meetings will be held October 20th and November 10th
- UFA was briefly reported on

2. REPORTS

There were no reports.

3. APPOINTMENTS

3.1 Donna Pittman, Public Safety Committee – Council Chair Wall

19:33:17 Chairman Russ Wall nominated Donna Pittman to serve as a member of the Public Safety Committee.

19:33:45 Council Member Bud Catlin **MOVED** to appoint Donna Pittman as a member of the Public Safety Committee. Council Member Les Matsumura **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

3.2 Nominees for the Board of Trustees to the Jordan Valley Water Conservancy District, Gary C. Swensen, Donald G. Russell – Mayor Auger

19:34:15 Mayor Auger proposed that the names of Gary C. Swensen and Donald G. Russell be submitted to Governor Huntsman as nominees for consideration to serve on the Board of Trustees to the Jordan Valley Water Conservancy District. She recommended the letter state that preference is given to Gary C. Swensen.

19:36:27 Discussion was held in regards to a proposed conflict with Mr. Swensen serving on the Board of Trustees for the Taylorsville Bennion Water Improvement District and the Board of Trustees for the Jordan Valley Water Conservancy District. Mayor Auger withdrew her recommendation until Mr. Swenson can attend a City Council Meeting to address this issue.

19:37:48 Council Member Morris Pratt **MOVED** to table item 3.2 and allow Mr. Swenson to come and discuss a possible conflict of interest serving on both Boards. Council Member Bud Catlin **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

4. CONSENT AGENDA

4.1 Minutes – SCCM 09-24-05

19:39:24 Council Member Bud Catlin **MOVED** to adopt the Consent Agenda. Council Member Jerry Rechtenbach **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 Public Hearing – 6:30 p.m. – Regarding the Amendment to the Taylorsville Zoning Title That Establishes Sign Regulations for Ground Mounted Signs within the Redwood Road/I-215 Overlay Zone for Property Located within the Family Center at Midvalley – *Mark McGrath*

19:40:03 Community Development Director Mark McGrath stated that the purpose of the sign ordinance amendment is to facilitate redevelopment of pylon signs along Redwood Road and 5400 South within the Family Center by Developer's Diversified Realty (DDR), owners of the regional shopping center. He noted that this amendment is the result of months of work between Economic Development Director Don Adams and representatives of DDR. Mr. McGrath said that the primary purpose for the amendment is to allow remodeling of the outdated pylon signs and improve sign visibility from I-215. He relayed that the Planning Commission has voted unanimously to approve the proposed amendment.

19:47:00 Don Adams, Economic Development Director, also explained the redevelopment of the proposed signs.

19:48:45 Mr. McGrath and Mr. Adams addressed questions and comments from the City Council.

19:56:36 Chairman Wall opened the public hearing on this matter and called for comments.

19:59:17 There were no comments, and Chairman Wall declared the public hearing closed.

19:59:21 Comments were then offered by the Council.

5.1.1 Ordinance No. 05-56 – Amending the Taylorsville Zoning Title that Establishes Sign Regulations for Ground Mounted Signs within the Redwood Road/I-215 Overlay Zone for Property Located within the Family Center at Midvalley

20:01:14 Council Member Les Matsumura **MOVED** to adopt Ordinance No. 05-56 – Amending the Taylorsville Zoning Title that Establishes Sign Regulations for Ground Mounted Signs within the Redwood Road/I-215 Overlay Zone for Property Located within the Family Center at Midvalley. Council Member Bud Catlin **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.2 Public Hearing – 6:30 p.m. – Regarding the Amendment to the General Plan Map from Mixed Use to Medium Density Residential for Approximately 1.56 Acres of Property Located at 1590 – 1632 W 6235 S – Mark McGrath

20:01:56 Community Development Director Mark McGrath reported that Jack Lucas has requested a General Plan Map amendment for approximately 1.56 acres of property located at 1590 – 1632 W 6235 S. The request is to amend the existing General Plan Map for the subject property from Mixed Use to Medium Density Residential, which would permit 8.9 dwelling units per acre maximum. Mr. McGrath relayed that the Planning Commission has voted 5 to 1 to recommend approval of the proposed General Plan Map amendment.

20:03:54 Chairman Wall declared the public hearing open on this matter and called for comments.

20:03:57 Jan Oswald spoke in opposition to the proposed development.

20:06:36 John Colitis expressed his concerns and spoke against the proposal.

20:08:39 Fotine Colitis expressed her concerns regarding traffic problems and spoke against the proposed development.

20:10:50 Council Member Jerry Rechtenbach **MOVED** to continue the Public Hearing in order to allow the applicant to attend. Council Member Les Matsumura **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

20:11:56 In response to earlier comments by Chairman Wall, Mayor Auger clarified that discussion regarding this issue occurred in the Briefing Session rather than a Closed Session.

There were no additional comments, and Chairman Wall closed the public hearing.

5.3 General Plan Update Discussion – Chapter 7 (Housing and Neighborhoods) and Chapter 8 (Implementation) – *Mark McGrath*

20:12:30 Community Development Director Mark McGrath was prepared to present drafts of Chapters 7 and 8 of the General Plan for review. Two issues of concern in Chapter 7 were discussed. 20:20:21 Mr. McGrath was requested to include Mobile Home Communities in Chapter 7 and to update Table 7-1 regarding renters in single-family residences.

As a result of further discussion, the Council concurred to discuss the Land Use Map in the November Work Session and Chapter 8 in the January Work Session.

20:26:49 Council Member Jerry Rechtenbach **MOVED** to resume the continued Public Hearing on Item 5.2. Council Member Les Matsumura **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

20:28:32 Jack Lucas, Applicant, explained that his proposed project would be units ranging in cost from \$220,000 to \$250,000. He said that he is not proposing a low-income housing project. He said that the units would be owned residences. He explained that the project allows for open space and minimal landscaping.

Mr. Lucas read and submitted petitions that read as follows: “We the undersigned, having been notified of an upcoming hearing regarding a General Plan Amendment for property located at 1632 W. 6235 S., strongly support and encourage the approval of the request for Medium Density Residential use. We, as well, encourage your support of the anticipated Re-zoning of the same property to a Medium Density Zoning. It is our feeling that we do not desire the further extension of commercial development into our area. The proposed development by Mr. Nichols and Mr. Lucas of medium density residential housing is a much preferred use over commercial development. We feel, as a development, it would reduce traffic on 6235 S. and be a much more conducive environment than would be a retail or commercial use. Thank you for your consideration of this recommendation.”

20:35:11 Questions from Council were then addressed.

There were no further comments, and Chairman Wall declared the public hearing closed.

20:39:06 Comments from the City Council were then heard.

20:40:30 Morris Pratt clarified that the Planning Commission's recommendation was unanimous.

5.2.1 Ordinance No. 05-57 – Amending the General Plan Map from Mixed Use to Medium Density Residential for Approximately 1.56 Acres of Property Located at 1590 – 1632 W 6235 S

20:41:16 Council Member Les Matsumura **MOVED** to adopt Ordinance No. 05-57 – Amending the General Plan Map from Mixed Use to Medium Density Residential for Approximately 1.56 Acres of Property Located at 1590 – 1632 W 6235 S. Council Member Jerry Rechtenbach **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, and Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

5.4 Presentation of Code Enforcement Three-Month Action Plan Report – Mark McGrath

20:42:14 Community Development Director Mark McGrath presented the Three-Month Action Plan for City Code Enforcement.

20:43:30 Lengthy discussion was held in regards to Code Enforcement and concerns were expressed regarding actual implementation of the Action Plan.

21:00:48 Mayor Auger commented that some inconsistencies occur because the employees that are being used for Code Enforcement were trained to be Planners. She said that it is a little too soon to give them a final grade. Processes and procedures were discussed, along with discussion of software programs.

21:02:52 The Council expressed a desire to continue forward with the Code Enforcement Action Plan. They requested that they see a final draft version of violation severities and drafts of courtesy notices at the next Regular City Council Meeting.

6. FINANCIAL MATTERS

6.1 **Public Hearing – 6:30 pm. – Amending, Restating and Establishing the Compensation Range for Statutory Officers and Other City Employees (Part-Time Professional/Part Time Judge) – Mayor Auger**

21:08:35 Mayor Janice Auger explained that the City has had a pro-tem judge working in the Court to cover Tuesday evenings and one Saturday morning per month for about a year. She relayed that the Judicial Council has indicated that if this arrangement is to continue, the evening/Saturday Judge should be a part-time judge instead of a pro-tem judge. There is currently no allocation for a part-time judge and no salary range. The Mayor stated that the Council is being requested to approve an allocation for a part-time judge with a salary range of \$9,000 to \$12,000 per year.

21:10:26 Council Members asked Mayor Auger for clarification regarding the proposed position.

21:14:13 Chairman Wall opened the public hearing on this matter and called for citizen comments.

21:14:30 There were no comments and Chairman Wall declared the public hearing closed.

6.1.1 **Ordinance No. 05-54 – Amending, Restating and Establishing the Compensation Range for Statutory Officers and Other City Employees (Part-Time Professional/Part-Time Judge)**

21:14:41 Council Member Bud Catlin **MOVED** to adopt Ordinance No. 05-54 – Amending, Restating and Establishing the Compensation Range for Statutory Officers and Other City Employees (Part-Time Professional/Part-Time Judge). Council Member Jerry Rechtenbach **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, and Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

21:15:27 Mayor Auger and City Attorney John Brems explained that once a part-time judge is approved and sworn in, cases will be randomly assigned to that judge.

6.2 Resolution No. 05-50 – Allocating an Amount not to Exceed \$66,660.00 of Home Funds for the Purpose of Down Payment Assistance and Authorizing the Mayor to Execute an Amendment to the Contract with Community Development Corporation of Utah for Administration of Said Funds – *Mayor Auger*

21:17:02 Mayor Auger requested authorization by the Council of additional home fund monies for first-time homebuyer assistance in the amount of \$66,660.00 (for 12 loans).

21:18:01 Questions of the Council were addressed.

21:19:15 Council Member Morris Pratt **MOVED** to adopt Resolution No. 05-50 with correction to second whereas to the amount of \$66,600.00– Allocating an Amount not to Exceed \$66,660.00 of Home Funds for the Purpose of Down Payment Assistance and Authorizing Mayor to Execute an Amendment to the Contract with Community Development Corporation of Utah for Administration of Said Funds. Council Member Les Matsumura **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

7. OTHER MATTERS

7.1 Resolution No. 05-51 – Approving an Interlocal Cooperative Agreement with the Utah Department of Transportation for I-215; Redwood Road Ramp Enhancements and Federal Participation – *Donald Adams*

21:20:16 Economic Development Director Don Adams stated that the prior inter-local provided to the City by UDOT was incorrect. He then presented the corrected version for Council approval.

21:20:54 In response to the City Council, it was affirmed that City Attorney John Brems has seen and approved the proposed agreement.

21:21:18 Council Member Jerry Rechtenbach **MOVED** to adopt Resolution No. 05-51 – Approving an Interlocal Cooperative Agreement with the Utah Department of Transportation for I-215; Redwood Road Ramp Enhancements and Federal Participation. Council Member Les Matsumura **SECONDED** the motion. Chairman Wall called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, and Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.**

7.2 Discussion Regarding Meadowbrook Golf Course Development Open House – Council Chair Wall

21:22:05 Discussion was held regarding a proposed development project at Meadowbrook Golf Course and an upcoming Open House concerning the issue. Chairman Wall explained that he made request to the County for the City to get on the agenda. He explained that the City does not have an official position because application has not been made to the City.

21:23:43 In response to Mayor Auger, Mr. McGrath explained that the majority of the existing golf course is zoned A-1.

21:24:30 Council Member Bud Catlin said that he lives in the area of the existing Meadowbrook Golf Course and the people in that district are very opposed to the new proposal.

21:25:43 Discussion was then held among the Mayor and Council Members.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

21:37:08 Mayor Auger said that there has been a lot of discussion among legislators regarding LUDMA. It has been recommended that cities do not do a lot of rewriting yet in that regard.

21:39:11 Council Member Les Matsumura spoke in regards to insurance for City Council Members and a request from constituents to reopen the hearing with better wording in order to give citizens an opportunity to attend and speak to the issue. Chairman Wall said that two Council Members are required to ask for it to be put on the agenda. Council Member Matsumura said that, based on response, the recommendation be discontinued.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

21:42:06

- 9.1 City Council Briefing Session – Wednesday, November 2, 2005 – 6:00 p.m.**
- 9.2 City Council Meeting – Wednesday, November 2, 2005 – 6:30 p.m.**
- 9.3 Work Session – Wednesday, November 9, 2005 – 6:00 p.m.**
- 9.4 Board of Canvassers Meeting – Tuesday, November 15, 2005 – 6:00 p.m.**
- 9.5 City Council Briefing Session – Wednesday, November 16, 2005 – 6:00 p.m.**
- 9.6 City Council Meeting – Wednesday, November 16, 2005 – 6:30 p.m.**

10. CALENDAR OF UPCOMING EVENTS

21:42:38

- 10.1 Meet the Candidates Night – Thursday, November 3, 2005 – 6:00 p.m. to 8:00 p.m. -- Sponsored by the Taylorsville Exchange Club in the City Council Chambers**

- 10.2 Tryouts for “Messiah” Sing-In -- Saturday, November 5, 2005 – 12:00 p.m. to 2:00 p.m., Fire Station Community Room, 5317 South 2700 West**
- 10.3 Municipal Election Day – Tuesday, November 8, 2005 – Polls are Open 7:00 a.m. – 8:00 p.m.**

11. ADJOURNMENT

Council Member Morris Pratt **MOVED** to adjourn the City Council Meeting. Council Member Les Matsumura **SECONDED** the motion. Chairman Wall called for discussion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Pratt-yes, Wall-yes, Matsumura-yes, and Rechtenbach-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:43 p.m.

Virginia Loader, City Recorder

Minutes approved: CC 11-02-05

Minutes Prepared by: Virginia Loader